



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

NOTICE OF PREPARATION **Lake View Estates Project**

County Project No. 03-304
Vesting Tentative Tract Map 53933
Oak Tree Permit No. 03-304
Conditional Use Permit No. 03-304
Zone Change No. 03-304

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified above. In compliance with Section 15082 of the CEQA *Guidelines*, the County of Los Angeles is sending this Notice of Preparation to responsible agencies, interested parties and federal agencies which may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR related to that agency's area of statutory responsibility.

The purpose of this Notice of Preparation is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The project is located in the community of Castaic in unincorporated Los Angeles County, west of the Golden State Freeway/Interstate Freeway 5 (I-5), and approximately 1/5-mile south of Parker Road. Figures 1 (Regional Location Map) and 2 (Project Location Map) show the project location from both the regional and local perspectives. Access to the site is currently provided from The Old Road.

The community of Castaic is located within the northern portion of the Santa Clarita Valley. The Valley's northern region is defined by the ridgelines of the Liebre and Topatopa Mountains. The project site has significant topography and multiple elevations, characterized by moderate to steep sloping ridges with open intervening canyons. Site elevations range from approximately 1,100 to 1,450 feet above mean seal level (msl). Onsite hydrology is dominated by steep, sloping hills, most of which drain into an unnamed ephemeral stream in the eastern portion of the site. The site and surrounding area drain into Castaic Creek, which is a major tributary to the Santa Clara River.

The 47.25-acre proposed project site is currently undeveloped and is partially disturbed. Onsite disturbance is generally limited to trails used for hiking, bike riding, jogging, and dog-walking; there are no onsite structures. Onsite vegetation consists of: mixed chaparral (16.62 acres), coastal sage scrub (13.55 acres), chamise chaparral (9.47 acres), california annual grassland-sage scrub ecotone (6.65 acres), and cottonwood-willow riparian forest (0.35 acres). Twenty-eight live oak trees and shrubs that are protected by the Los Angeles County Oak Tree Ordinance within the project area. Implementation of the proposed project would result in removal of or impacts to 10 protected coast live oak trees. No sensitive plant species were observed during biological surveys of the project site. During site-specific biological surveys conducted May 14, 2002, 50 common wildlife species, including two reptiles, 41 birds, and seven mammals were observed. Common amphibian species may also utilize the extremely limited riparian habitat onsite. Two special-status wildlife species were observed at the project site during surveys: the Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) (Federal and State species of concern) and coastal western whiptail (*Cnemidophorus tigris multiscutatus*) (Federal species of concern). In addition, the survey concluded that Cooper's hawk (*Accipiter cooperii*) (a California species of concern), San Diego desert woodrat (*Neotoma lepida intermedia*) (a California species of concern), and the listed California condor (*Gymnogyps californianus*) (a State and federally endangered species) could potentially use the area for foraging.

The project site is bounded on the north by an existing condominium project (approved but not built) and to the northwest by an existing mobile home park. The Old Road and Interstate 5, along with an existing building supply yard business, border the eastern portion of the site. To the south is an approved 40-acre residential tract development plan (Tr.#46798). The parcel of land immediately to the west of the project site is mostly vacant, with a single-family residence on the property.

PROJECT DESCRIPTION

The proposed project involves the subdivision of the 47.25-acre vacant site into 70 single family residential lots, three industrial lots, and four open space lots, including one park lot. Figure 3 is a copy of the Tentative Tract Map. Residential lots would occupy an estimated 10.62 acres in the southern portion of the property, and the three commercial/industrial lots would occupy approximately 8.16 acres located in the northern portion of the property. The proposed subdivision also includes three open space lots totalling about 28.47 acres and a 0.54 acre park site. It is anticipated that the three industrial lots would be developed with four commercial/industrial buildings totalling up to 90,000 square feet. The commercial/industrial lots are located adjacent to The Old Road, and would be bisected by the proposed entrance road to the project site. These lots also abut an building materials yard that adjoins The Old Road. The proposed commercial/industrial lots are located at lower elevations than the proposed residential lots and thus act as a buffer between residential and Interstate 5/The Old Road. A total of 140 residential parking spaces would be provided for the proposed residential uses and 300 spaces would be provided for the four commercial/industrial buildings. Primary access to the subdivision would be from a new road from The Old Road that connects a series of cul-de-sacs. Improvements to The Old Road at the project entrance are proposed as well as roadway dedications to allow for the future widening of The Old Road. Offsite improvements include extension of the water main on The Old Road and connection to the existing sewer on The Old Road.

ENTITLEMENT REQUIREMENTS & DISCRETIONARY APPROVALS

The development of the project as proposed requires the following approvals:

- (1) Vesting Tentative Tract Map No. 53933: to subdivide the 47.25-acre subject property into 70 single-family residential lots on 39.09 acres, three industrial lots on 8.16 acres, and four open space lots (including one park lot).
- (2) Conditional Use Permit No. 03-304: for Hillside Management Area development.
- (3) Zone Change No. 03-304: from A-2-2 to RPD-2.5U (Residential) and M-1 (Industrial).
- (4) Oak Tree Permit No. 03-304: to remove 10 ordinance-sized oak trees.

A plan amendment may be required upon further review of the project.

ENVIRONMENTAL ISSUES TO BE ANALYZED IN EIR

Upon completion of an Initial Study (attached), the County of Los Angeles Department of Regional Planning (DRP) has determined that an EIR is required to address the potential impacts associated with the proposed development. The environmental issues include the following:

- (1). Geotechnical Hazards** – The project site is characterized by rugged, hilly terrain and is located within the northern portion of the Santa Clarita Valley, known as Castaic. The project site is located in the active or potentially active San Gabriel Fault Zone, with a fault zone approximately three miles southeast of the project site and two faults running through the subject property. Liquefaction and earthquake-induced landslides are of concern for the project site. Project implementation would involve substantial grading (approximately 640,000 cubic yards of earth) and topography alteration, including areas of Hillside Management. The EIR will analyze potential project impacts regarding geotechnical hazards.
- (2). Flood Hazards** – Onsite hydrology is dominated by steep, sloping hills, most of which drain into an unnamed ephemeral stream in the eastern portion of the site. Project development would change existing drainage patterns onsite. The project is located within the Castaic Dam/Debris Basin Inundation Area. The site could be prone to flood hazard, erosion, and debris deposition from storm run-off. The EIR will examine project effects on drainage and flooding potential.
- (3). Fire Hazards** – The project site is located in Fire Zone 4, or “Very High Fire Hazard Severity Zone.” The site is characterized by chaparral, sage scrub, annual grassland-sage scrub ecotone, cottonwood-willow riparian forest, and scattered oak trees. The availability of fuel (vegetation) combined with the semi-arid Mediterranean climatic conditions (long, hot summers and short, cool winters) create ideal conditions for brush fires. Santa Ana winds and periodic drought situations add to the potential for wild land fires. The proposed project would add 70 dwelling units plus up to 90,000 square feet of commercial/industrial space in an area with a single

means of access in high fire hazard area. The EIR will address fire hazard issues, as well as water tank and fire flow requirements.

(4). Noise – The project site is located near the I-5, which is a high noise source. Development of residential units on the subject property could result in permanent noise impacts to sensitive users of the project. Implementation of the proposed project would also result in grading and construction activities onsite. Grading is anticipated to involve the movement of 640,000 cubic yards of dirt, which will be balanced on-site. Noise associated with grading and build-out of the 70 residential units and four commercial/industrial buildings could potentially temporarily impact nearby residents. The EIR will examine the effects of the project on nearby sensitive uses and the effect of the current noise environment on the proposed project users.

(5). Water Quality – The proposed project would convert about 47 acres of currently undeveloped land to urban uses. The quality of storm water runoff may be affected in the short term by grading and construction activities, as well as in the long term by the increase in impervious surfaces associated with residential development, such as streets, sidewalks, driveways, and buildings. Standard NPDES permits and SUSMP plans would be required. The EIR will examine project effects on local water quality.

(6). Air Quality – Mobile emissions generated from site preparation, construction, and project operations may have local temporary impacts on air quality. The project's construction and operation emissions may exceed regional thresholds. Stationary emissions generated by the consumption of natural gas and electricity during the life of the project may also have incremental cumulative impacts on ambient air quality.

(7). Biota – Onsite vegetation is relatively undisturbed and is characterized by mixed chaparral, coastal sage scrub, chamise chaparral, california annual grassland-sage scrub ecotone, and cottonwood-willow riparian forest. Twenty-eight live oak trees occur within the project area and are protected by the Los Angeles County Oak Tree Ordinance. These include 26 coast live oaks trees and 2 scrub oak trees. Implementation of the proposed project would result in removal of, or impacts to, 10 protected coast live oak trees. No sensitive plant species were observed during biological surveys of the project site. During site-specific biological surveys conducted May 14, 2002, 50 common wildlife species, including two reptiles, 41 birds, and seven mammals were observed. Common amphibian species may also utilize the limited riparian habitat onsite. Two special-status wildlife species were observed at the project site during surveys: the Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) (Federal and State species of concern) and coastal western whiptail (*Cnemidophorus tigris multiscutatus*) (Federal species of concern). In addition, the site surveys determined that Cooper's hawk (*Accipiter cooperii*) (a California species of concern), San Diego desert woodrat (*Neotoma lepida intermedia*) (a California species of concern), and the listed California condor (*Gymnogyps californianus*) (a State and federally endangered species) could potentially use the area for foraging. Potential impacts associated with development of the proposed project include direct and indirect impacts on biotic resources. Direct impacts would include loss of natural habitat and potential direct mortality associated with grading, build-out of the development, and fire clearance activities. Indirect impacts are associated with increased human and domestic animal activity in the remaining natural areas and lighting impacts from residential and commercial structures and street lights.

(8). Archaeological/Historical/Paleontological Resources – The project site is relatively undisturbed and contains oak trees, which usually indicates potential archaeological sensitivity. Potential impacts associated with development onsite include direct and indirect impacts to possible archaeological resources. Potential direct impacts to be discussed would include ground-disturbing activities associated with the construction phases of development, primarily from grading of roads and pads. Indirect impacts may include effects associated with the increase in human activity and possible disturbance of potential artifacts by vandalism, collection, erosion, soil compaction, and foot or vehicular traffic. A Phase I Cultural Resources Survey will be prepared.

(9). Visual Qualities – Currently, the project site is undeveloped and is characterized by moderate to prominent hillsides with steep ridgelines and multiple elevations. Onsite vegetation is mainly composed of mixed chaparral and coastal sage scrub, with intermittent annual grassland and oak trees. The grading and build-out of the project alter the current view shed from the surrounding residential developments. The proposed Castaic Creek Trail on the other side of I-5, and the I-5 itself, which is designated as a scenic freeway in the Los Angeles County General Plan. Alteration of the site from undeveloped open space to residential and commercial/industrial uses would contribute to the changing visual character of the area from rural to suburban. The EIR will examine impacts to visual quality of the site from various vantage points throughout the project area and will address cumulative visual changes in the community.

(10). Traffic/Access – Regional access to the project site is from the I-5 Freeway. Primary access to the site would be provided from The Old Road via a new road into the project interior. The project, involves 70 single family dwelling units and three commercial/industrial lots that would accommodate up to 90,000 square feet of new commercial/industrial development. Project implementation may exceed thresholds as defined by Los Angeles County Department of Public Works and Congestion Management Program (CMP) Transportation Impact Analysis.

(11). Sewage Disposal – The project will generate approximately 35,000 gallons per day of wastewater. Sewage disposal for the project site would be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District #32. The proposed project may cumulatively impact the community sewer system or sewer lines serving the project site and may require improvements to the local off-site sewer system. Potential cumulative impacts on the existing sewer system will be assessed in the EIR.

(12). Education Services – The proposed development would be served by the Castaic Union School District (grades K-6) and the William S. Hart Union High School District (grades 7-12). Student enrollment at both school districts is over-capacity for existing facilities. The project would add additional students to those schools serving the project area and may also require other related services such as student transportation. The project area is served by the Valencia Library, which is currently unable to meet demand in the area. Development of the proposed project would also increase demand for library services. The project effects on educational services, including schools and library services, will be addressed in the EIR.

(13). Fire/Sheriff Services – The proposed project would bring additional residents and commercial/industrial workers and users to the area under the jurisdiction of the County of Los Angeles Fire Department. The project site is approximately seven miles from the nearest fire station, which is Fire Station 76, located at 27223 Henry Mayo Drive. The EIR would analyze project impact to the service provided by Fire Station 76. The project site is under the jurisdiction of the Los Angeles County Sheriff's Department and the nearest sheriff's station is located at 23740 Magic Mountain Parkway. The project would add residences, commercial/industrial uses, and public open-space sites to the responsibilities of the fire station and sheriff's department. Project impact to local California Highway Patrol office will also be discussed in the EIR.

(14). Utilities/Other Services – The proposed project would add 70 single-family residences, four commercial/industrial units, and a park to the jurisdiction of the local water purveyor. The project site is located within the Newhall County Water District jurisdictional boundaries. The EIR will analyze water supply and any infrastructures required for the development of this project.

(15). Land Use – Implementation of the proposed project would require a zone change and would involve development in a Hillside Management Area. The EIR will assess the project's consistency with relevant County General Plan policies and programs, the County's Hillside Management program, and the requirements of the Castaic Community Standards District (CSD). The Initial Study identified potential impacts to recreational facilities resulting from the population increase created by the project as an area to be covered under further evaluation. The proposed project would provide a private park for use by residents of the development, which would be owned and maintained by a homeowners' association or other regulating entity for the development.

(16). Growth Inducing Impacts– The project proposes 70 residential and up to 90,000 square feet of new commercial/industrial development. The proposed project will be examined for its potential to induce growth in the immediate area in terms of housing, population, economic, and services facilities. Direct and indirect growth will be analyzed in the EIR.

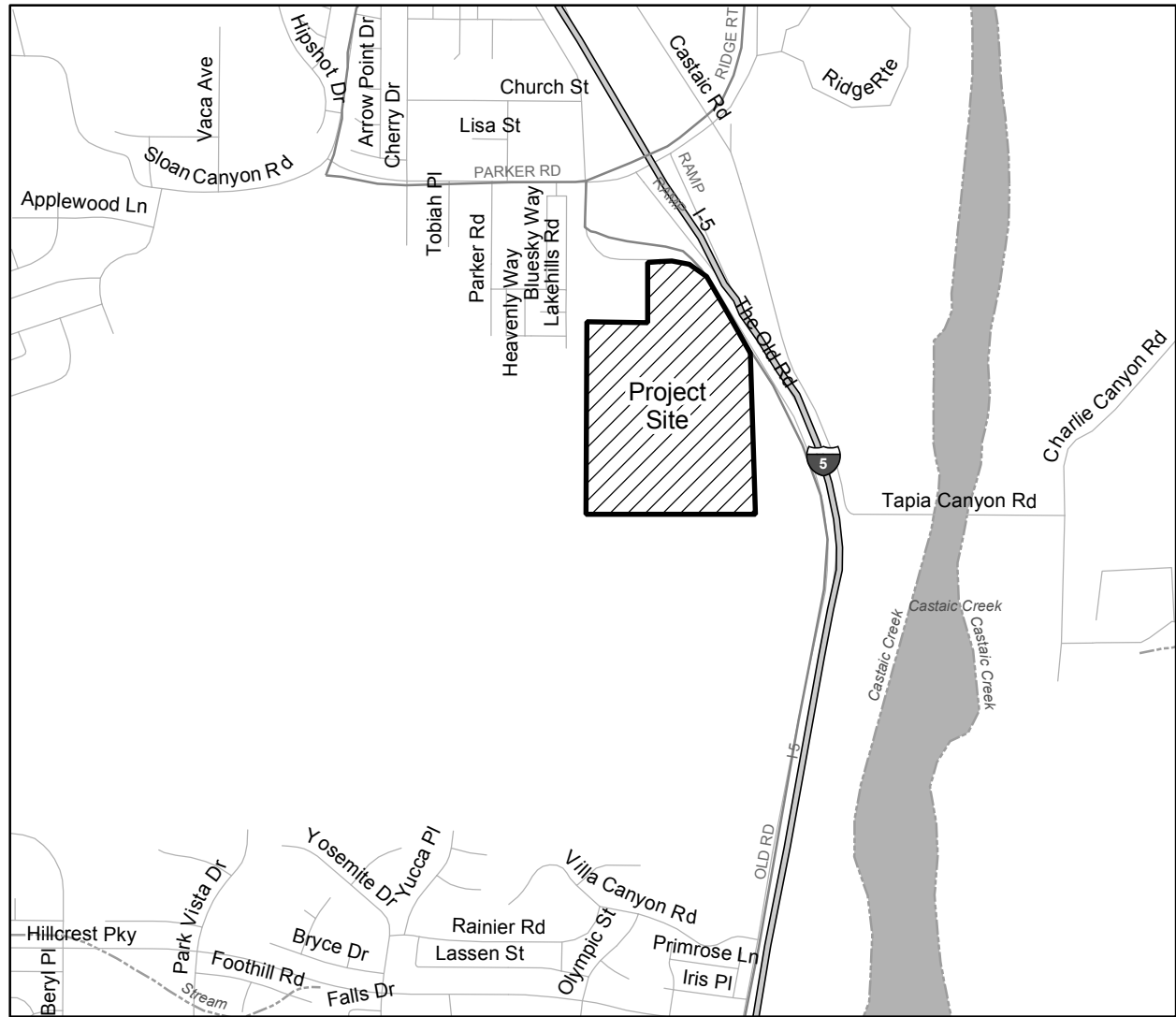
(17). Alternatives – An alternatives section will examine a reasonable range of alternatives to the proposed project. It is anticipated that this will include examination of up to up to four alternative development scenarios for the site. Project alternatives will focus on those alternatives capable of reducing or avoiding environmental effects of the proposed project. Alternatives that may be considered in the EIR include but are not limited to: a no project alternative, full build out of the project site under the under site's current zoning designation, full build out of the site with commercial/industrial uses, full build out of the site with residential uses, and a different ratio of mixed use on the site. The environmentally superior alternative will be identified.

NOTICE OF PREPARATION REVIEW AND COMMENTS

The Los Angeles County Department of Regional Planning is soliciting input concerning the scope of the EIR for the proposed project. To facilitate your review, the following materials are attached in addition to the above descriptions:

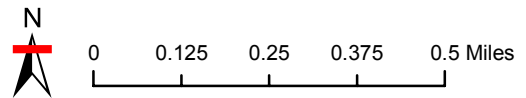
- ξ Los Angeles County Initial Study
- ξ Regional Location Map
- ξ Project Location Map
- ξ V.T.T.M 53933

The review period for the Notice of Preparation will be from **May 2 to May 31, 2005** (30 days). Copies of the NOP are available for review at Canyon Country Jo Anne Darcey Library located at 18601 Soledad Canyon Road, Santa Clarita, CA 91351; Valencia County Library at 23743 West Valencia Boulevard, Santa Clarita, CA 91355; Newhall County Library at 22704 West 9th Street, Santa Clarita, CA 91321; as well as the Department of Regional Planning website http://planning.co.la.ca.us/drp_agnd.html. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **June 9, 2005**. Please direct all written comments to Mr. Daniel Fierros, Impact Analysis Section, Los Angeles County Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012. Tel: (213) 974-6461. Fax (213) 626-0434. In your written response, please include the name of a contact person in your agency.



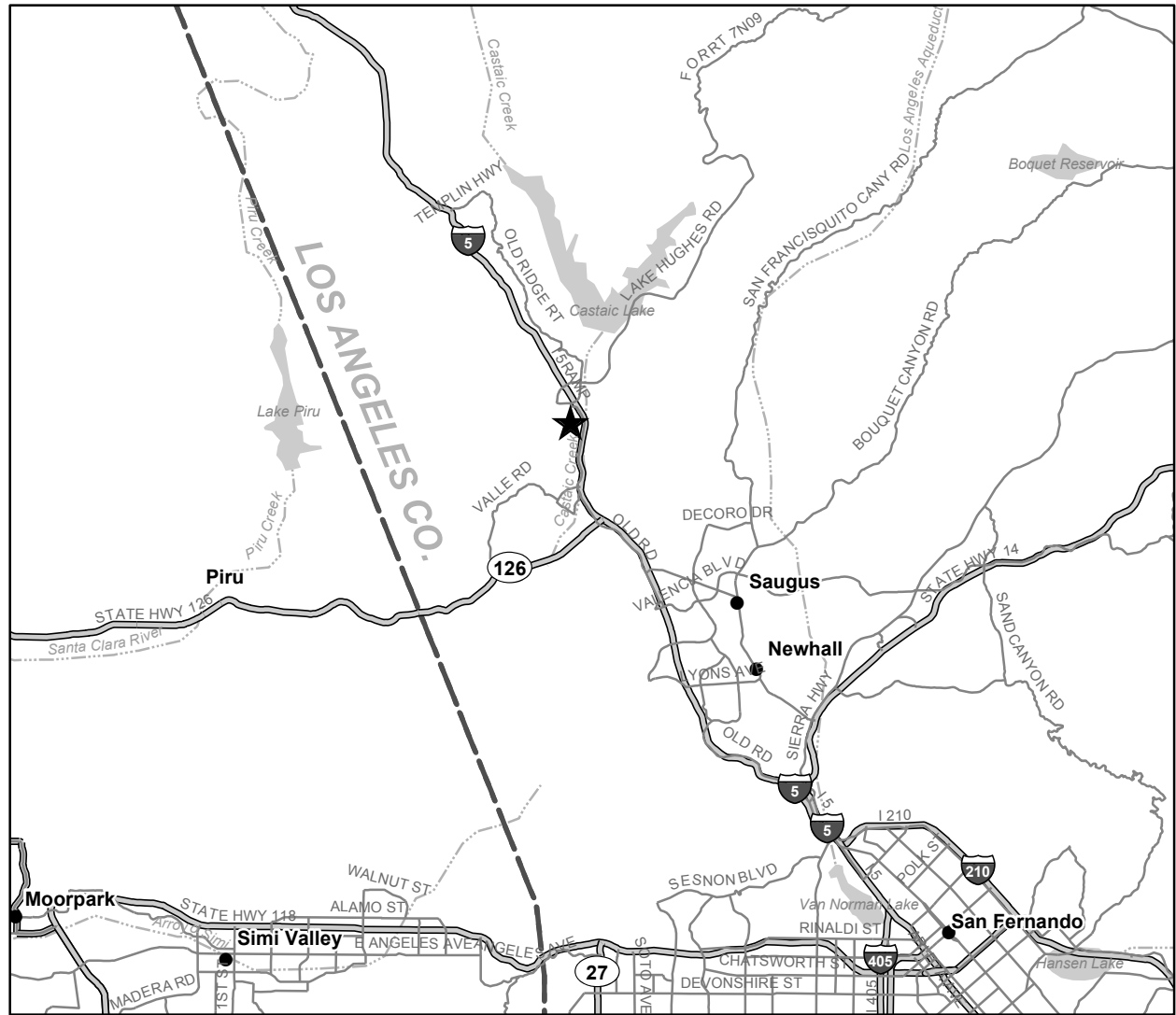
Source: US Bureau of the Census TIGER 2000 data.

 Project Site



Project Location

Figure 2



Source: US Bureau of the Census TIGER 2000 data.

★ Project Location

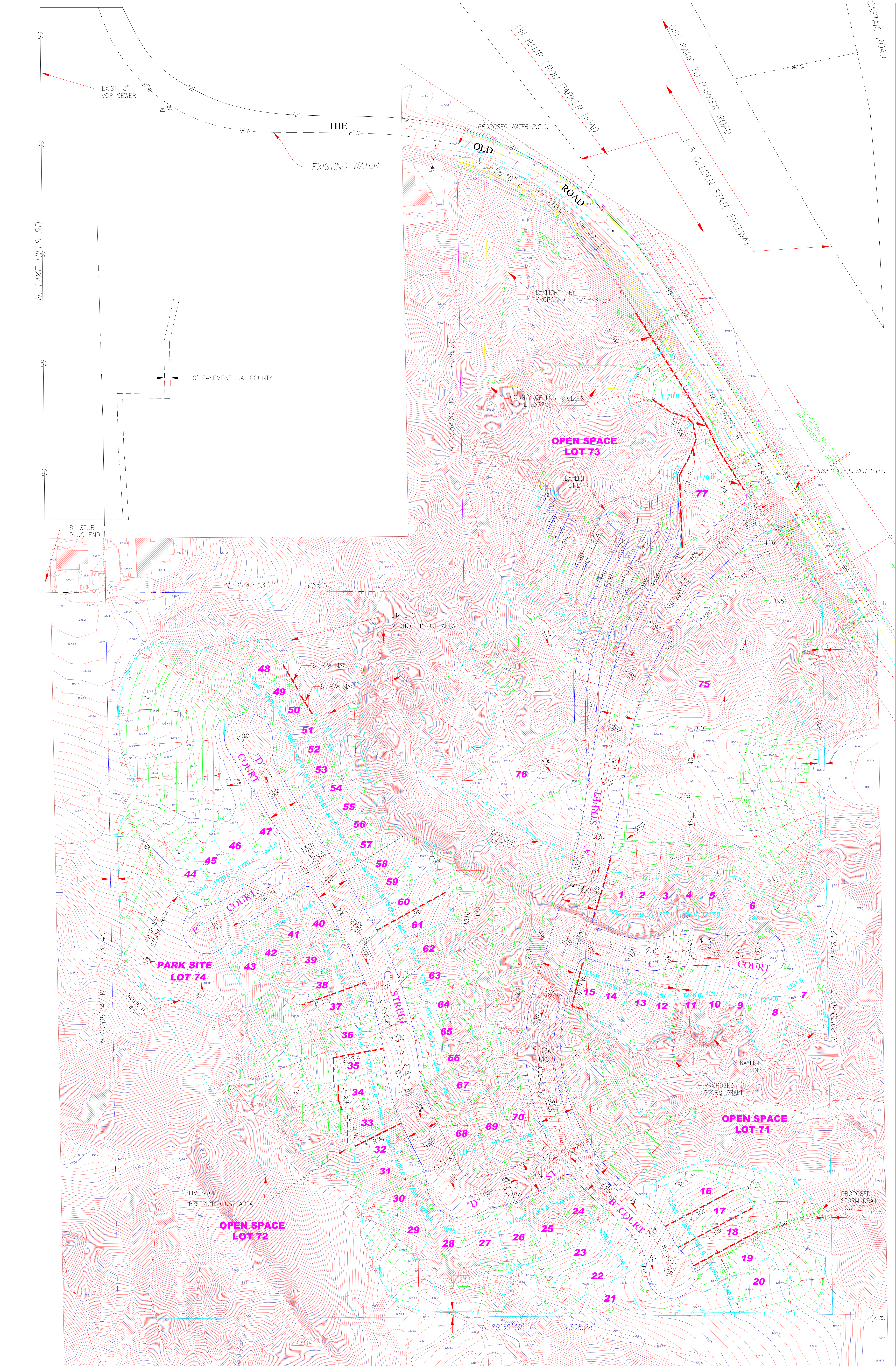
0 2.5 5 7.5 10 Miles



Regional Location

Figure 1





ENGINEER:

SR CONSULTANTS WEST, INC.
25322 RYE CANYON ROAD, SUITE #200
SANTA CLARITA, CA 91355
PHONE: 661-257-6570
FAX: 661-257-6577

APPLICANT/ OWNER:

BAHRAM SAFAVI
P.O. BOX 34898
LOS ANGELES, CA 90034

LEGAL DESCRIPTION:

PARCEL: 1 & 2
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, IN TOWNSHIP 5 NORTH, RANGE 17 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

LEGEND

- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN LINE
- PROPOSED FINISH CONTOUR LINE
- PROPOSED SLOPE & GRADE
- EXISTING 8" SANITARY SEWER

GENERAL NOTES:

- EXISTING ZONING A-2-2.
- SANTA CLARITA VALLEY AREA PLAN: HM, U1, U2, U3, M.
- ASSESSORS PARCEL: 2865-012-02, 2865-012-5, 14, 15.
- RECORD OWNER: BAHRAM SAFAVI
- APPLICANT: BAHRAM SAFAVI
P.O. BOX 34898
LOS ANGELES CA. 90034
- UTILITIES AND SERVICES:
 - WATER- NEWHALL COUNTY, WATER DISTRICT.
 - SEWER- L.A. COUNTY SANITATION DISTRICT NO. 32.
 - GAS- SOUTHERN CALIFORNIA GAS COMPANY.
 - ELECTRIC- SOUTHERN CALIFORNIA EDISON COMPANY.
 - TELEPHONE- PACIFIC TELEPHONE COMPANY.
 - SCHOOLS- CASTIAC LAKE SCHOOL DISTRICT.
 - FIRE- L.A. COUNTY FIRE DEPARTMENT.
 - POLICE- L.A. COUNTY SHERIFFS DEPARTMENT
- PREVIOUS CASES: (ADJACENT SOUTH PROPERTY) V.T.M. 46798, CUP, OTP, ZC NO. 89-345-(5)
(ONSITE U1, U2, U3, M, HM): S.P. 89-363 ADDED BOARD OF SUPERVISORS, DECEMBER 6, 1990
- THOMAS BROS. PG. 4369 H-7
- THIS PROJECT IS A DENSITY CONTROLLED DEVELOPMENT UNDER SECTION 22.56.205 OF TITLE 22 L.A. COUNTY ZONING CODE.

SITE PLAN:

- SITE IS VACANT.
- GROSS ACREAGE= 47.25 ACRES.
- TOTAL RESIDENTIAL LOTS= (LOT 1 THRU 70 AND COMMERCIAL LOTS. (LOTS A THRU C). OPEN SPACE LOTS 71 THRU 73.
- MAXIMUM SLOPE GRADE: 2 HORIZONTAL TO 1 VERTICAL.
- DEVELOPER RESERVES THE RIGHT TO RECORD MULTIPLE TRACTS PER SECTION 66456.1 CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT.)
- 15 OAK TREES TO BE REMOVED.
- GRADING PROPOSED:
RAW CUT= 640,000 CUBIC YARDS.
RAW FILL= 640,000 CUBIC YARDS.
TO BALANCED ON SITE AT FINAL GRADING.
- LAND USE SUMMARY:

	Ac	%	LOTS
*SINGLE FAMILY	10.62	22	70
*COMMERCIAL	8.16	17	3
OPEN SPACE	28.47	61	3
TOTAL	47.25	100	

CIRCULATION:

- ALL STREETS TO BE PUBLIC RIGHTS-OF-WAY.
- ALL PRIVATE DRIVES SHALL BE FIRE LANES AND HAVE A MINIMUM PAVED WIDTH OF 20 FEET. FOR PRIVATE DRIVES EXCEEDING 150 FEET IN LENGTH, A PAVED TURNAROUND SHALL BE PROVIDED AT THE END OF THE DRIVE.
- HOME OWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN ANY COMMON OPEN SPACE LOTS CREATED.
- DEVELOPER REQUESTS RIGHT TO ADJUST LOT LINES TO THE SATISFACTION OF THE COUNTY.
- REQUEST RIGHT TO CREATE ADDITIONAL OPEN SPACE LOTS PRIOR TO RECORDATION OF FINAL MAP(S).
- ALTERNATE STREET SECTIONS ARE PROPOSED AS SHOWN.

EASEMENT NOTES:

- EASEMENT(S) TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE TRANSMISSION OF GAS PER DEED RECORDED IN BOOK 15115 PAGE 262 OFFICAL RECORDS AND BOOK 16310 PAGE 228 OFFICAL RECORDS.
- EASEMENT(S) FOR TRANSMISSION LINE RIGHT OF WAY TO EDISON ELECTRIC COMPANY AND PACIFIC LIGHT AND POWER CORPORATION PER DEED RECORDED IN BOOK 2484 PAGE 181 OFFICAL RECORDS.
- EASEMENT(S) TO COUNTY OF LOS ANGELES FOR SLOPE PROPOSES RECORDED JAN 7, 1975 AS INSTRUMENT NO. 1625 OFFICAL RECORDS AND SEPTEMBER 12, 1983 AS INSTRUMENT NO. 83-1066461 OFFICAL RECORDS.

EASEMENTS SHOWN ARE BASED ON PRELIMINARY TITLE REPORT 1210117-20 DATED MAY 24, 2002 PREPARED BY COMMON WEALTH LAND TITLE COMPANY.

LOT AREA TABLE (GROSS)

LOT NUMBER	GROSS AREA	LOT NUMBER	GROSS AREA
1	8,361	41	5,365
2	5,677	42	5,571
3	5,450	43	6,486
4	5,142	44	6,819
5	5,112	45	5,862
6	9,485	46	6,340
7	12,070	47	6,245
8	6,739	48	5,585
9	6,431	49	5,165
10	5,975	50	5,329
11	6,280	51	5,426
12	6,263	52	5,380
13	6,470	53	11,223
14	5,266	54	6,176
15	5,533	55	5,795
16	7,325	56	5,808
17	7,162	57	6,200
18	6,638	58	6,491
19	7,088	59	6,811
20	9,892	60	6,575
21	11,674	61	6,455
22	11,118	62	7,620
23	10,614	63	6,777
24	7,061	64	5,823
25	6,109	65	5,725
26	6,864	66	5,864
27	5,946	67	6,006
28	5,793	68	6,648
29	7,060	69	7,226
30	5,590	70	8,888
31	6,391	OPEN SPACE (71-73)	
32	5,508	71	166,199
33	5,397	72	270,612
34	5,313	73	402,156
35	5,337	75	202,062
36	6,067	76	111,455
37	6,376	77	42,003
38	6,401		
39	6,768	74 PARK SITE	23,677
40	5,880		



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

DATE: April 27, 2005

TO: All Interested County Departments

FROM: Daniel Fierros 
DEPARTMENT OF REGIONAL PLANNING
Impact Analysis Section

SUBJECT: **NOTICE OF PREPARATION**
Lake View Estates Project
County Project No. 03-304/TM53933

The attached Notice of Preparation (NOP) has been distributed for the above project located in the community of Castaic in unincorporated Los Angeles County, west of the Golden State Freeway/Interstate Freeway 5 (I-5), and approximately 1/5-mile south of Parker Road. Figures 1 (Regional Location Map) and 2 (Project Location Map) show the project location from both the regional and local perspectives. Access to the site is currently provided from The Old Road.

The proposed project involves the subdivision of the 47.25-acre vacant site into 70 single family residential lots, three industrial lots, and four open space lots, including one park lot. Figure 3 is a copy of the Tentative Tract Map. Residential lots would occupy approximately 39.09 acres, and the three industrial lots would occupy approximately 8.16 acres. It is anticipated that the three industrial lots would be developed with four commercial/industrial buildings totalling up to 150,000 square feet. Primary access to the subdivision would be from a new road from the Old Road that connects a series of cul de sacs. Improvements to The Old Road at the project entrance are also proposed as well as roadway dedications.

The NOP is being sent to your department at this early stage of the CEQA process to determine what, if any, technical reports should be included in the environmental document for your department's subsequent review. In addition, if there are special aspects of the project that requires a detailed review by your department, your comments should indicate such requirements at this time.

The public review period for the Notice of Preparation will be from May 2 to May 31, 2005. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than May 29, 2005. If you have any questions, please contact Daniel Fierros at (213) 974-6461 Monday through Thursday between 7:30 a.m. and 6:00 p.m. Our offices are closed on Fridays.

DF:df

Enclosure



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



April 27, 2005

James E. Hartl, AICP
Director of Planning

Department of Public Works
Land Development Division CEQA Section
900 South Fremont Avenue
Alhambra, CA 91803
Attn: Suk Chong

SUBJECT: **NOTICE OF PREPARATION**
Lake View Estates Project
County Project No. 03-304/TM53933

Dear Mr. Chong:

The application for the above-mentioned project is currently being processed by our Department. We would appreciate the review and input by the following divisions of your Department on the enclosed materials.

- ☒ Land Development Division (Drainage & Grading, Transportation Planning, CEQA)
- ☒ Geotechnical and Materials Engineering Division
- ☒ Traffic and Lighting Division
- ☒ Environmental Programs Division
- ☒ Waterworks and Sewer Maintenance Division

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Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Daryl Koutnik, Supervising Regional Planner
Impact Analysis Section
JEH:DLK:df



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



April 27, 2005

James E. Hartl, AICP
Director of Planning

Ms. Lily Cusick
County of Los Angeles Fire Department
Forestry Division, Prevention Bureau
5823 Rickenbacker Road, Room 123
Commerce, CA 90040

SUBJECT: **NOTICE OF PREPARATION**
Lake View Estates Project
County Project No. 03-304/TM53933

Dear Ms. Cusick:

The application for the above project is currently being processed by our Department. We would appreciate the review and input by the following divisions of your Department on the enclosed materials.

- | | |
|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | Forestry, Environmental Review Unit |
| <input checked="" type="checkbox"/> | Planning Division |
| <input checked="" type="checkbox"/> | Subdivision Division |
| <input type="checkbox"/> | Health Hazardous Materials Division |

The Notice of Preparation (NOP) is being sent to your department at this early stage of the CEQA process to determine what, if any, technical reports should be included in the environmental document for your department's subsequent review. In addition, if there are special aspects of the project that requires a detailed review by your department, your comments should indicate such requirements at this time.

The public review period for the Notice of Preparation will be from May 2 to May 31, 2005. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than May 29, 2005. If you have any questions, please contact Daniel Fierros at (213) 974-6461 Monday through Thursday between 7:30 a.m. and 6:00 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Daryl Koutnik, Supervising Regional Planner
Impact Analysis Section
JEH:DLK:df

Notice of Completion

See NOTE below
SCH # _____

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

Project Title: Lake View Estates Project, Project No. 03-304, Tentative Tract Map 53933
Lead Agency: L. A. County Department of Regional Planning **Contact Person:** Daniel Fierros
Street Address: 320 West Temple Street **Phone:** (213) 974 6461
City: Los Angeles CA **Zip:** 90012 **County:** Los Angeles

Project Location
County: Los Angeles **City/Nearest Community:** Castaic
Cross Streets: Parker Road, The Old Road **Total Acres:** 47.25
Assessors Parcel No. 2865-12--02 **Section:** 25 **Twp.** 05N **Range:** 17W **Base:** San Bernardino
Within 2 Miles: State Hwy #: 5 **Waterways:** None
Airports: none **Railways:** none **Schools:** none

Document Type
CEQA: ☒ **NOI** ☐ **Supplement/Subsequent** **NEPA:** ☐ **NOI** **Other:** ☐ **Joint Document**
☐ **Early Cons** ☐ **EIR (Prior SCH No.)** ☐ **EA** ☐ **Final Document**
☐ **Neg Dec** ☐ **Other** ☐ **Draft EIS** ☐ **Other**
☐ **Draft EIR** ☐ **FONSI**

Local Action Type
☐ **General Plan Update** ☐ **Specific Plan** ☒ **Rezone (zone Change)** ☐ **Annexation**
☐ **General Plan Amendment** ☐ **Master Plan** ☒ **Prezone** ☐ **Redevelopment**
☐ **General Plan Element** ☐ **Planned Unit Development** ☒ **Use Permit** ☐ **Coastal Permit**
☐ **Community Plan** ☐ **Site Plan** ☒ **Land Division (Subdivision, Parcel Map, Tract Map, etc.)** ☒ **Other Oak Tree Permit**

Development Type
☒ **Residential:** Units 70 Acres ☐ **Water Facilities:** Type MGD
☐ **Office:** Sq.ft. Acres Employees ☐ **Transportation:** Type
☐ **Commercial:** Sq.ft. Acres Employees ☐ **Mining:** Mineral
☒ **Industrial:** Sq.ft. 150,000 Acres Employees ☐ **Power:** Type Watts
☐ **Educational** ☐ **Waste Treatment:** Type
☒ **Recreational** Park ☐ **Hazardous Waste:** Type
☐ **Other:** 3 open space lots

Project Issues Discussed In Document
☒ **Aesthetic/Visual** ☒ **Flood Plain/Flooding** ☒ **Schools/Universities** ☒ **Water Quality**
☐ **Agricultural Land** ☒ **Forest Land/Fire Hazard** ☐ **Septic Systems** ☒ **Water Supply/Groundwater**
☒ **Air Quality** ☒ **Geologic/Seismic** ☒ **Sewer Capacity** ☒ **Wetland/Riparian**
☒ **Archeological/Historical** ☐ **Minerals** ☒ **Soil Erosion/Comp./Grading** ☒ **Wildlife**
☐ **Coastal Zone** ☒ **Noise** ☐ **Solid Waste** ☐ **Growth Inducing**
☒ **Drainage/Absorption** ☐ **Population/Housing Balance** ☐ **Toxic/Hazardous** ☒ **Land Use**
☐ **Economic/Jobs** ☒ **Public Services/Facilities** ☒ **Traffic/Circulation** ☒ **Cumulative Effects**
☐ **Fiscal** ☐ **Recreation/Parks** ☐ **Vegetation** ☐ **Other**

Present Land Use/Zoning/General Plan Use
Vacant/ A-2-2/Non-urban, Low & Medium Density Residential/

Project Description

This is an application to subdivide the subject property of existing four parcels into 70 single family lots, 3 industrial lots (i.e., 150,000 square feet), 3 open space lots, and 1 park lot. The project is requesting a Conditional Use Permit for development within Hillside Management area, a Zone Change from A-2-2 to M-1 for 8.16 acres and from A-2-2 to RPD-2.5U/AC for 39.09 acres, and an Oak Tree Permit to remove 15 and to encroach upon 3 oak trees. Plan Amendment may be required pending Subdivision Committee review of the project. Site is currently vacant.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in.

Revised October 1989

Reviewing Agencies Checklist

Resources Agency

☐ Boating & Waterways
☐ Coastal Commission
☐ Coastal Conservancy
☐ Colorado River Board
☐ Conservation
☒ Fish & Game
☐ Forestry
☐ Office of Historic Preservation
☒ Parks & Recreation
☐ Reclamation
☐ S.F. Bay Conservation & Development Commission
☒ Water Resources (DWR)

Business, Transportation & Housing

☐ Aeronautics
☒ California Highway Patrol
☒ CALTRANS District # 7
☒ Department of Transportation Planning (headquarters)
☐ Housing & Community Development
☐ Food & Agriculture

Health & Welfare

☐ Health Services _____

State & Consumer Services

☐ General Services
☐ OLA (Schools)

Environmental Affairs

☐ Air Resources Board
☒ APCD/AQMD
☐ California Waste Management Board
☐ SWRCB: Clean Water Grants
☐ SWRCB: Delta Unit
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☒ Regional WQCB # LA

Youth & Adult Corrections

☐ Corrections

Independent Commissions & Offices

☐ Energy Commission
☒ Native American Heritage Commission
☐ Public Utilities Commission
☐ Santa Monica Mountains Conservancy
☐ State Lands Commission
☐ Tahoe Regional Planning Agency

☐ Other _____

Public Review Period (to be filled in by lead agency)

Starting Date 5/2/05

Ending Date 5/31/05

Signature 

Date 4/27/05

Lead Agency (complete if applicable):

Applicant: Bahram Safavi

Address: P.O. Box 34898

City/State/Zip: Los Angeles, CA 90034

Phone: _____

Consultant: _____

Address: _____

City/State/Zip: _____

Phone: _____

For SCH Use Only:

Date Received at SCH: _____

Date Review Starts: _____

Date to Agencies: _____

Date to SCH: _____

Clearance Date: _____

Notes: